

# Lake Arbor Homeowners Association

## Board Meeting

April 16, 2024

### Board Members in Attendance:

1. Jenny Felice, President
2. Marianne Leiby, Acting District 3 Rep.
3. Ron Lavochkin, Covenants Chair
4. Sarah Ruen, Vice President
5. Chelsea Canda, Secretary
6. Don Lemek, Treasurer

### Board Members Not in Attendance:

7. Todd Baily, District 2 Rep.
8. Dinky Leigh, Bookkeeper
9. Lori Brown, Title Compliance Chair

**Call to Order:** A quorum was established at 6:39 pm.

- A motion to begin made by Ron, seconded by Sarah
- A motion to accept the March meeting minutes made by Ron, seconded by Sarah

### Old/New Business

#### Planning for Upcoming Events

- Trail Clean-up
  - June 9th @ 3 pm
  - People should bring their own trash bags
  - Bring a scooper and dog poop bags
  - Marianne is working with Randy Moorman to get dog poop stations along the Discovery Trail
  - Try to get Little Elementary to encourage students to come help
    - Probably wait until the fall clean-up date
- Lake Arbor Pool Party
  - July 13th @ 11am-1pm
  - Pop-up Canopy w/ banner
  - Grill hot dogs, cooler of drinks, HoA Members bring a side to share
  - LAHoA will pay pool use fee for paid HoA Members
    - Sarah will reach out to APEX to ask about a group rate
  - Rent out booths in the parking lot (like at the fall festival)
  - Jenny will reach out to Kona Ice about being at the pool

### Updated Bylaws

- Bylaws from 2009
  - Article VIII Section 3 currently says 2 signatures required by officers on all checks
    - Updated in 2024 - this requirement was not changed
    - Would like monthly reports of expenditures at board meetings w/ bank statement
    - Signature on a check by an officer is acceptable
      - anything over \$500 would get board approval at a meeting
  - Sarah moved to change the bylaws to allow:
    - Checks may be signed by ANY OFFICER
    - Seconded by Don
  - Article V Section 3 change to:
    - A quorum may be established with a majority of the Board of Directors, excepting district representatives, present at a meeting
- Updated in 2024
  - Article IV Section 1 changed to add Bookkeeper, Title Covenants Chair, ACC Covenants Chair added to positions for Board of Directors
    - And “The Board of Directors MAY consist of at least fourteen (14) POSITIONS”
  - Article III Section 5 added: Such officers shall become members of the Board of Directors by virtue of such appointment and, once the duties are withdrawn, they shall cease being members of the Board of Directors
  - Article XII Public Disclosure added that paper copies can be provided at a **reasonable** cost
    - Question about “governance of the Association” as it relates to what we will provide

### Open Space - Pomona Parcel

- Sarah is now on the Arvada Parks and Rec board and will investigate the status

### Parr Property

- Jeffco will proceed with public engagement process to disposition
  - Sometime in June perhaps
- Sarah will report back on information for the HoA to express concerns

### Bill to Pay

- Don made a motion to write a check for \$1267 to pay legal fees
  - Seconded by Sarah

## **Board Reports**

### **President’s Report:**

- 1 burglary at Safeway and another in the shopping mall next to it.
- 1 burglary at a home in Lake Arbor.

**Vice President's Report:**

No report.

**Secretary's Report:**

No report.

**Treasurer/Bookkeeper Report:**

No report.

**Membership Report:**

No report.

**Title Compliance and Real Estate Reports:**

Currently there is one property active on the market and two properties are pending a closing in Lake Arbor.

During the calendar year of 2024 (1/1/24 thru 4/16/24), four homes sold and closed with a price range of \$615k to \$715k.

During the calendar year of 2023 (1/1/23 thru 4/16/23), nine homes sold and closed with a price range of \$430k to \$710k.

There are 55% less homes in Lake Arbor that have sold during 2024 compared to 2023. This is due to fewer homes going up for sale.

Interest rates have not decreased as expected. Rates came down a bit then back up again.

*Information provided by Lorin Properties Inc. using REColorado data. Data is deemed reliable but not guaranteed.*

**Architecture Committee (ACC) / Covenants Chair / District Rep. Reports:**

No report from ACC.

- District 5 home has a car on the grass; received 1st violation letter.
- District 2 home renters moved out and trash left on street; owner notified.
- Abandoned trailer on Pomona; Jenny has called the City, Ron has complained. The City is closing complaints.
  - Sarah will email Randy Moorman
- District 3 home has 3 broken-down cars; the City keeps closing cases.

**Upcoming Activities:**

**Call to Adjourn:** Ron motioned to adjourn at 8:00 pm. Seconded by Don. The meeting was adjourned at 8:00 p.m.

***Respectfully Submitted by:***

Chelsea Canda  
*Secretary*